

RESOLUTION NO. 74286

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING A FUNDING COMMITMENT OF UP TO \$900,000 TO PROVIDE SECOND MORTGAGES OF UP TO \$60,000 EACH TO MODERATE-INCOME HOUSEHOLDS PURCHASING TOWNHOMES IN THE VILLA ALMENDRA DEVELOPMENT, LOCATED ON THE CORNER OF ALMADEN AVENUE AND WEST ALMA AVENUE .

WHEREAS, the Redevelopment Agency of the City of San Jose (the "Agency") has the obligation of providing assistance for low and moderate income housing (20% Housing Funds) using funds allocated under California Health and Safety Code Sections 33334.2 and 33487; and

WHEREAS, the Agency and the City entered into that certain Agreement dated September 28, 1990 in which the Agency delegated to the City authority to administer the 20% Housing Funds including the authority to make findings that use 20% Housing Funds in connection with certain housing projects outside a redevelopment area are of benefit to the Agency's project areas; and

WHEREAS, the City, on behalf of the Agency, has a program to administer and distribute 20% Housing Funds; and

WHEREAS, Villa Almendra is a 17-unit for-sale townhome development completed in July, 2007 with no City funds; and

WHEREAS, as the City's primary nonprofit housing partner specializing in real estate and lending services for low and moderate income first-time homebuyers, NHSSV will benefit from the City's second mortgage assistance with this project; and

WHEREAS, staff recommends approval of the funding commitment, as more specifically set forth in the Director of Housing's Report dated February 26, 2008.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE THAT:

1. A funding commitment of up to \$900,000 to provide second mortgages of up to \$60,000 each to moderate-income households purchasing townhomes in the Villa

2. Almendra development, located on the corner of Almaden Avenue and West Alma Avenue, as more specifically set forth in Director of Housing Report dated February 26, 2008, is approved; and

ADOPTED this 18th day of March, 2008, by the following vote:

AYES: CAMPOS, CHIRCO, CHU, CONSTANT, CORTESE,
LICCARDI, NGUYEN, OLIVERIO, PYLE, WILLIAMS;
REED.

NOES: NONE.

ABSENT: NONE.

DISQUALIFIED: NONE.

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk